



CITY OF UPLAND  
PLANNING COMMISSION

**APPROVED**

MEETING DATE. 9-28-05 INITIALS. *[Signature]*

APPROVED BY CITY COUNCIL  
10-24-05

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Foothill Benson Terrace  
UPLAND, CA

Specific Plan  
AUGUST, 2005

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## **1.1 INTRODUCTION**

The Foothill Benson Terrace Specific Plan is a 3.08-acre residential development consisting of two-story attached single family units with one recreational area. See Section 2.2 for the land use summary.

The purpose of the Foothill Benson Terrace Specific Plan is to provide comprehensive land use regulations for the development of the 3.08-acre site and to ensure a high quality environment. The specific plan has been prepared consistent with Government Code Section 65451 and is adopted by ordinance. Future development will be consistent with the specific plan regulations for land use, design standards, infrastructure, utilities, and public services.

## **1.2 SPECIFIC PLAN OBJECTIVES**

The Foothill Benson Terrace Specific Plan is intended to fulfill the following objectives:

- To provide an attached single family residential development with a cohesive design among its individual components that incorporates high-level amenities typically found in planned developments such as a recreation area and extensive landscaping.
- To provide additional housing opportunities adjacent to commercial and transportation facilities.

## **1.3 PROJECT LOCATION**

The project is located on the north side of Foothill Boulevard near the intersection of Benson Avenue. Located to the west of the project is the Cable Airport, a public-use airport. Existing uses surrounding the site include to the north are two story apartments and a mobile home park, to the east are two story commercial and two story residential, to the south is commercial, and to the west is commercial. (see Exhibit 1).

## **1.4 GENERAL PLAN CONSISTENCY**

As required by Government Code Section 65454 the Foothill Benson Terrace Specific Plan must be consistent with the City of Upland General Plan. The City of Upland General Plan designates the site as CH- Highway Commercial. The CH general plan designation allows attached single family development and encourages using an innovative approach to providing a variety of housing alternatives along commercial corridors.

In addition, the Land Use Element of the General Plan encourages the use of a specific plan to “provide a mechanism for the consideration of variation from the baseline permitted uses, densities/intensities, and development standards for significant regional or community uses”. Given its size, scope and strategic location with the City, the Foothill Benson Terrace Specific Plan meets this criteria.

The Foothill Benson Terrace Specific Plan also serves to implement the following General Plan Goals:

- **Goal 1C: Create cohesive neighborhoods with compatible land use patterns**

**STRATEGIES**

- “Designate appropriate areas to meet the demand for diverse types of housing, with properly related amenities and facilities.”
- “Multi-family residential projects should, through the application of state-of-the-art site planning techniques, provide an efficient, desirable residential environment for inhabitants of the project and enrich the visual quality of the City.”

*The Foothill Benson Terrace Specific Plan implements this goal by providing attached single family housing in an integrated project within walking distance to commercial uses and providing common recreational areas and open space uses.*

- **Goal 4A: Provide for the continuation and development of sufficient land uses to serve the commercial, educational, recreational, industrial and social needs of existing residents and projected population.**

**STRATEGIES**

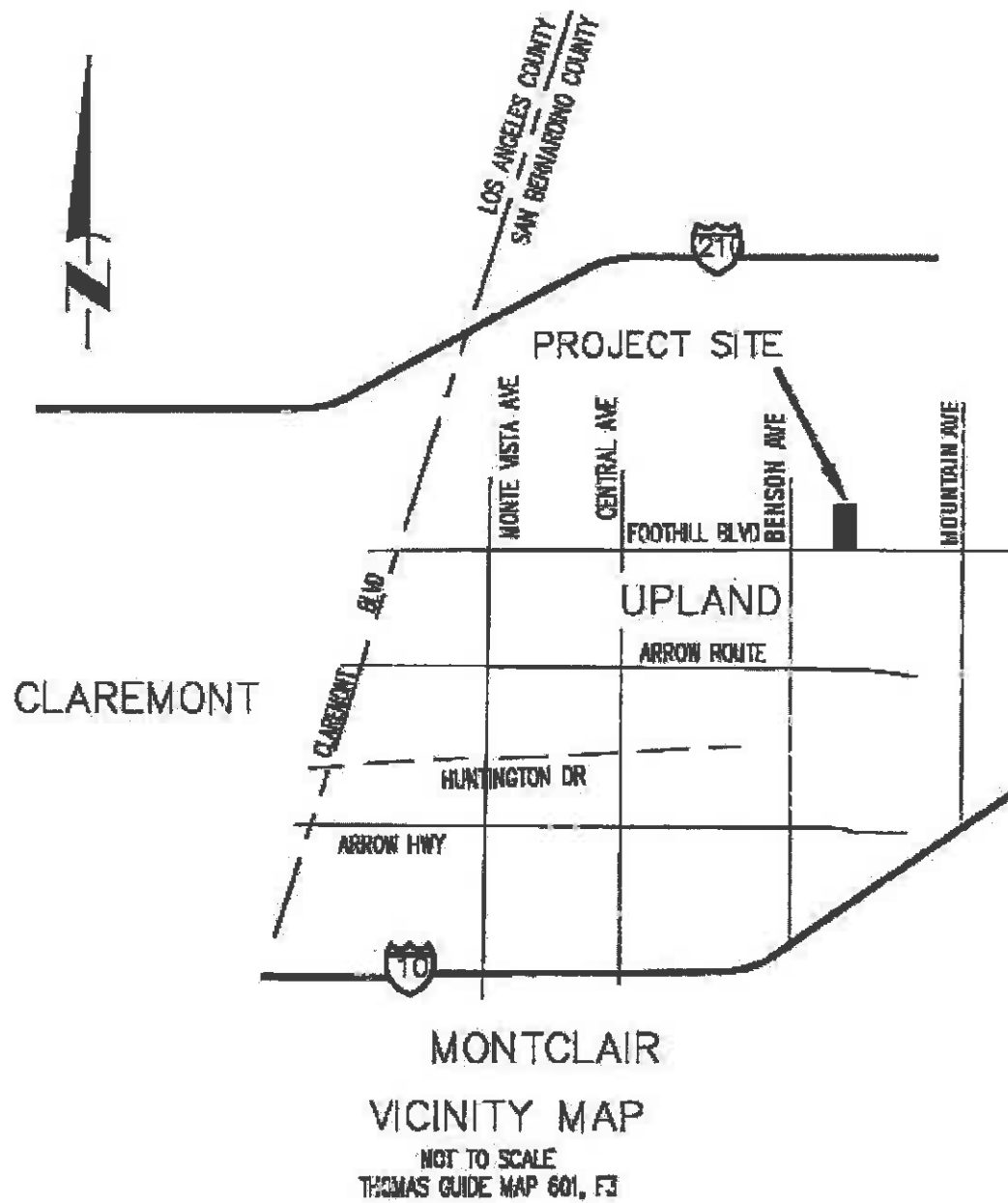
- “Redesign industrial/commercial sites, or allow for adaptive reuse of industrial areas through the redesignation of land use to regional commercial or industrial/commercial mixed use designation”
- “Provide for the development of Foothill Boulevard frontages for commercial as well as residential uses subject to development standards intended to control vehicular access and improve visual quality of the thoroughfare.”

*The Foothill Benson Terrace Specific Plan implements this goal by allowing development of vacant and underutilized land into an attached single family development, consistent with the General Plan.*

## **1.5 COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Environmental documents are being prepared for the Foothill Benson Terrace Specific Plan in accordance with CEQA to evaluate the potential environmental impacts associated with development of the project. The environmental documents are being prepared in conformance with California Public Resources Code Section 21000 et seq; California CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq); and the rules, regulations and procedures for CEQA as adopted by the City of Upland.

All mitigation measures required in the environmental documents as certified by the City Council are hereby incorporated by reference and are applicable to the Foothill Benson Terrace Specific Plan.



*Exhibit 1*  
**Project Location Map**



## **2.1 LAND USE PLAN**

The Foothill Benson Terrace Specific Plan has one land use category; attached single family residential. A brief description for this designation follows:

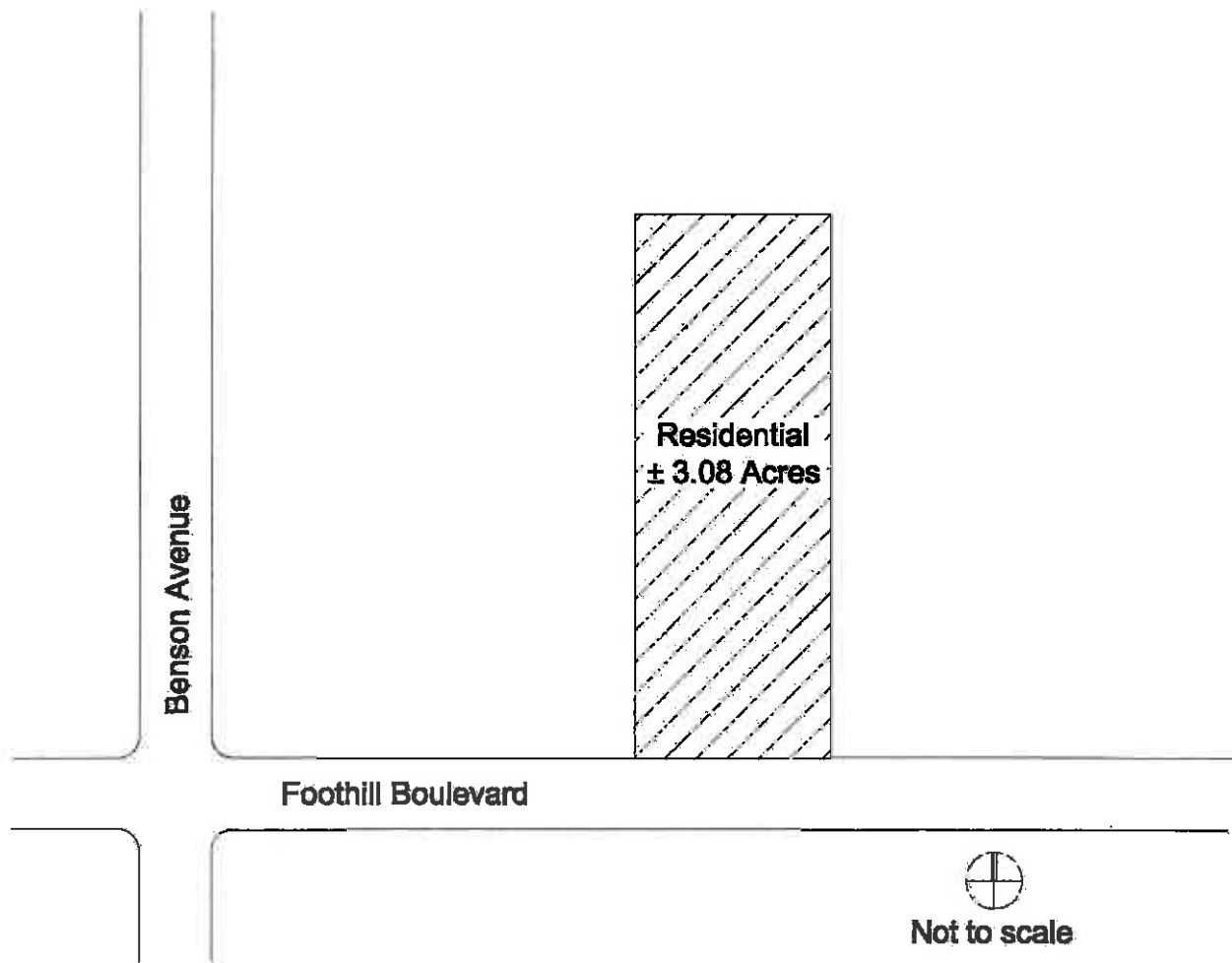
- **Residential:** Allows for attached single family housing, the maximum density allowed is 20 dwelling units per acre. Common open space/recreational facilities are included in this category and may be included in the overall acreage for purposes of calculating density. (see Exhibit 2)

## **2.2 LAND USE SUMMARY**

Table 1 shows a summary of land uses within the Foothill Benson Terrace Specific Plan. Residential development intensity is expressed in terms of density (the number of dwelling units per net acre, after public dedications) and the maximum number of units allowed.

**Table 1 Land Use Summary**

<b>Land Use Designation</b>	<b>Acres</b>	<b>Maximum Residential Density Allowed</b>	<b>Maximum Residential Units Allowed</b>
<b>Residential:</b>			
Attached Single Family Residential:	3.08	20.0 du/acre	61



### **3.1 GENERAL PROVISIONS**

- A. Whenever the regulations contained herein conflict with the regulations of Article IX, Planning and Zoning of the Upland Municipal Code, the regulations contained herein shall apply.
- B. Any situations not specifically addressed by the Foothill Benson Terrace Specific Plan, including any subsequent amendments to the Plan, shall be subject to Article IX, Planning and Zoning, as long as such regulations are not in conflict with the intent and the objectives of the Foothill Benson Terrace Specific Plan as defined in Section 1.2.

### **3.2 CONDITIONALLY PERMITTED USES**

The following uses are allowed, subject to the approval of a conditional use permit by the Planning Commission.

- a.) Attached single family housing, includes ancillary uses such as patios, swimming pools, spas and gazebos, garages, trash enclosures, leasing and recreational building and parks.
- b.) Buildings exceeding the established height limit.
- c.) Convalescent care facilities.
- d.) Day care centers and nursery schools.
- e.) Senior citizen housing developments.

### **3.3 DEVELOPMENT STANDARDS**

The development standards for the attached single family use category are described in the following table.

### 3.3.1 ATTACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The following standards are to be used in conjunction with the attached single family design guideline requirements contained in Section 4.2 and Exhibits 3a and 3b.

**TABLE 2**

<b>Requirement</b>	<b>Standard</b>	<b>Notes</b>
<b>Minimum Lot Area</b>	6,000 square feet	
<b>Minimum Lot Width</b>	100 feet	
<b>Minimum Lot Depth</b>	150 feet	
<b>Lot Coverage and Minimum Unit Area</b>	Coverage by buildings and accessory structures shall not exceed the balance left after satisfying all yard setbacks, open space, parking, and access requirements.	
<b>Minimum Floor Area per Dwelling Unit</b>	Each dwelling unit containing one bedroom or less shall contain a minimum area of 900 square feet of enclosed floor area, with a minimum of 200 square feet for each additional bedroom	
<b>Building Setbacks:</b>		
<b>Foothill Boulevard</b>	0 feet	Measured from property line.
Adjacent to existing commercial and residential area to the east, north, and west	12 feet	Measured from property line to Residential Bldg.
<b>Landscaped Setbacks</b>		
<b>Foothill Boulevard</b>	57 feet	Measured from property line.
<b>Maximum Building Height:</b>	35 feet (2 stories)	
<b>Minimum Building Separation:</b>	15 feet (side to side) 20 feet (front to front)	

Requirement	Standard	Notes
<b>Building Separation Encroachments:</b>		
Open Porches, Platforms, Landings	30 inches between buildings	
Fences, Hedges, and Walls	Allowed between buildings as long as not greater than 6 feet in height	An overall fence height of 8 feet is permitted if a portion of the wall or fence is a retaining wall
<b>Maximum Building Bulk</b>	The maximum length of individual buildings shall not exceed 200 feet	
<b>Common Open Space</b>	250 square feet per unit with a minimum dimension of 20 feet x 20 feet	Recreational area may be included in on-site open space requirements
<b>Private Outdoor Living Space</b>	60 square feet per unit within an enclosed balcony or patio	
<b>Landscaping</b>	25% of the multi-family site	Recreational area may be included in landscaping requirements
<b>Off-Street Parking:</b>	See Section 3.4.5	

### 3.4 PARKING REQUIREMENTS

#### 3.4.1 GENERAL PROVISIONS

This section shall be considered the "Master Parking Requirements" for the Foothill Benson Terrace Specific Plan. This section shall take precedence over the design and parking space requirements of the various zoning chapters of Article IX of the Upland Municipal Code.

#### 3.4.2 LOCATION OF PARKING SPACES

All required parking spaces shall be located on-site and not within the landscape setback along Foothill Boulevard.

#### 3.4.3 VEHICLE ACCESS

Access to the project site parking areas shall be from a dedicated and improved street. Interior access may be allowed via private streets, and driveways.

#### 3.4.4 DESIGN AND IMPROVEMENTS

All parking areas shall be surfaced with or paved with asphalt concrete, concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition. Parking stalls and access lanes shall be clearly defined by striping and directional arrows.

**3.4.5 PARKING RATIOS****TABLE 3**

<b>Use</b>	<b>Number of Spaces</b>	<b>Notes</b>
Attached Single Family	2BR: 2.0 spaces/unit 3BR: 2.0 spaces/unit Guest: 0.5 spaces/unit	2.0 spaces/unit to be provided in a garage
Stall Sizes-Residential	9 Feet x 18 feet (standard) 10 feet x 23 feet (parallel)	Stall sizes includes- 2 foot overhang

## **4.1 PURPOSE AND INTENT**

The purpose of this Section is to ensure that all development within the Foothill Benson Terrace Specific Plan will conform to high standards of design quality. The following guidelines/requirements seek to establish a design framework for the entire project. They are intended to guide and inform to the same extent that they may require or restrict.

The architectural concept for the Foothill Benson Terrace Specific Plan is defined as “Spanish and French” (such as, but not limited to Spanish Colonial, Monterey, Santa Barbara, Mission, Tudor, and European Cottage). Section 4.2 provides guidelines and requirements for attached single family development.

## **4.2 ATTACHED SINGLE FAMILY DESIGN GUIDELINE REQUIREMENTS**

The attached single family residences within Foothill Benson Terrace are envisioned as groupings of buildings two stories in height with attached enclosed garages. Primary access is proposed along Foothill Boulevard. A secondary access road will connect to the existing two story residential neighborhood to the east. Buildings are located in close access to the one major recreational area and two minor recreational areas. The following design guidelines are intended to create a cohesive community through architecture, landscaping, and site planning. Exhibits 3a and 3b provide a graphic example incorporating the guidelines/requirements into a project.

### **4.2.1 BUILDING FACADES**

#### **Building Form**

A variety of building forms shall be used to provide diversity and visual interest to the neighborhood street scene.

Establishes neighborhood pedestrian scale and adds variety to the street scene.

Boxy two-story building forms that overwhelm the street scene or paseo courtyards are not permitted. Staggered walls planes are required to create interest along the street scene and courtyards, to provide a desirable human scale, and avoid visual monotony.

**Building Elevations**

The attached single family residences are envisioned as groupings of buildings oriented along a paseo courtyard, providing front door access to the residences, allowing the architecture of the living portion of the homes to be the prominent element of the street scene and paseo courtyards. Any building elevation that faces onto a street, private driveway or paseo courtyard is of equal importance and should be well articulated. The following criteria applies to such elevations:

- Elevations must be well detailed and articulated, incorporating building forms, masses, roof design, details and accent features that are consistent with the architectural style of the building.
- Flat two story wall planes are discouraged unless otherwise consistent with the architectural style of the building. Examples of articulation of two-story wall planes include but are not limited to:
  - 2' minimum 2<sup>nd</sup> story setback from 1<sup>st</sup> story
  - 1' minimum 2<sup>nd</sup> story cantilever over 1<sup>st</sup> story
  - Significant balcony element that projects a minimum of 2' forward of the wall plane
  - Porch with a minimum depth of 4' and a roof element that breaks the 2-story wall plane

Additionally, multi-story buildings should incorporate other height reducing elements such as large open balconies, shed roof forms, material changes, etc.

**4.2.2 MATERIALS**

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap architectural elements in their entirety.

Material changes should occur at inside corners.

**4.2.3 ROOFS**

Variety in roof forms, ridge heights, and direction of gables is required to avoid a monotonous roofscape as viewed from neighborhood streets, open space, or any other public space.

Roof pitch should range from 4:12 to 6:12. Secondary roof elements that accentuate special features of the building's architecture may be less than 4:12 or in excess of 6:12 consistent with the architectural style.



Flat roofs are permitted if consistent with the building's architectural style. When used, flat roofs must have a parapet wall.

Roof overhangs shall be consistent with the architectural style of the building.

Roof materials shall consist of flat, barrel, or S-tiles. Metal roofs are permitted on a limited basis on feature elements such as porches, loggias, feature windows, etc. Low profile "S" tiles are not allowed.

Fascia elements should be consistent with the architectural style of the building. The use of heavy exposed wood members is encouraged for brackets, braces and other decorative elements.

Skylights and or solar panels are permitted, but should be designed as an integral part of the roof. Skylight and or solar panel framing material should be colored to match the adjoining roof. White "bubble" skylights are not permitted.

#### **4.2.4 WINDOWS**

Window details, including header, sill and trim elements should be consistent with the architectural style of the building.

Window shapes and mullion patterns should be consistent with the architectural style of the building.

The shape and size of shutters, when used, should be compatible with the window opening.

#### **4.2.5 BALCONIES AND SUNDECKS**

Balconies and sundecks, when provided, should be designed as an integral component of the building's architecture and consistent with its architectural style.

Open rails may extend to the floor of the balcony or sundeck, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 18" square (or L-shape).

#### **4.2.6 CHIMNEYS**

Chimneys, when provided, should be compatible with the architecture of the building.

**4.2.7 GUTTERS AND DOWNSPOUTS**

Exposed gutters and downspouts, when used, should be colored to either match or complement the surface to which they are attached.

**4.2.8 ENTRIES**

Entries should be covered with a front porch. Entry doors may have door trim surround and articulated sidelights when compatible with the architectural style. Entries should face onto the street whenever possible.

**4.2.9 AWNINGS**

Awnings, when provided, should be designed as an integral part of the architecture.

Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric, and project names, texts, or logos.

**4.2.10 EXTERIOR LIGHTING**

Exterior lighting fixtures should be compatible with the architectural style of the building

**4.2.11 ACCESSORY ELEMENTS****Recreation Buildings**

Clubhouses, recreation buildings, and other support buildings should match the architectural style and detailing of the main buildings.

**Trash Enclosures**

Trash enclosures should be constructed of concrete masonry units with a finish similar to other buildings in the development and have opaque metal gates and shall have walk in access.

**Mail Boxes**

Grouped or ganged mailboxes should be located in enclosures that provide shade and weather protection. The mailbox enclosure should integrate lighting and a trash receptacle into its design and continue the architectural character of the project. Enclosures should be located convenient to short term parking and meet federal accessibility standards.

**4.2.12 NON-ARCHITECTURAL ELEMENTS****Mechanical Equipment**

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to any pitched roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment being screened.

Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

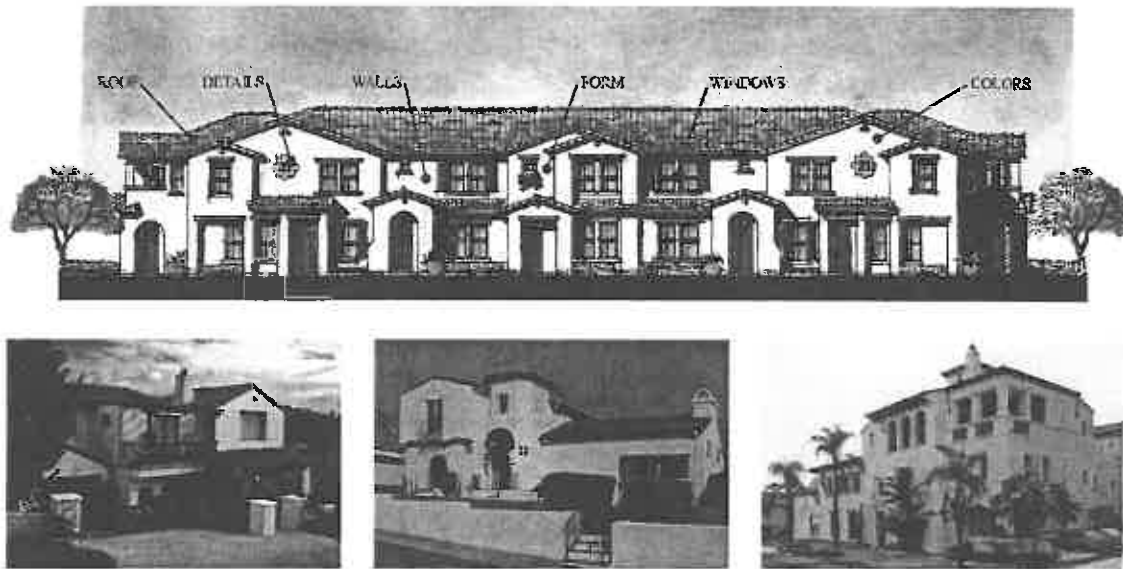
Ground mounted air conditioning units must be screened by walls and or landscaping at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.

**Meters**

Natural gas meters shall be grouped and screened by walls and or landscaping. Builders should contact the utility provider for minimum clearances.

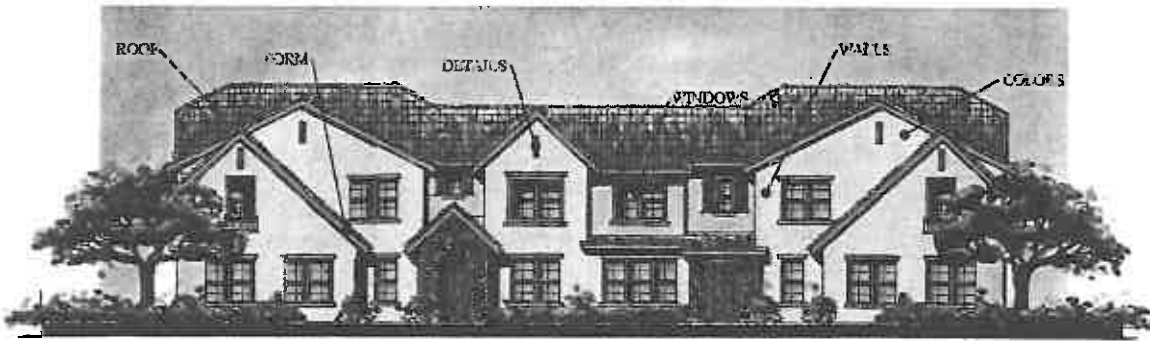
Electrical meters shall be ganged in meter enclosures or screened by walls and or landscaping. Builders should contact the utility provider for minimum clearances.

Screen walls and electrical enclosures should be designed integral to the project's architecture.



<b>Roof</b>	Typical 4:12 roof pitches Concrete "S" tile
<b>Overhangs</b>	Gable ends have tight rakes and eaves have 12" overhang
<b>Exterior Materials</b>	Stucco exterior walls- smooth to light sand finish, stucco eave details
<b>Structural Elements</b>	Wood posts and stucco columns Parapets
<b>Chimneys</b>	Chimneys are sculptured stucco
<b>Windows</b>	Windows are recessed on the front elevation, head and sill trim recommended
<b>Balconies</b>	Balconies project out over building planes to break up the front mass and must be articulated with wrought iron details
<b>Details</b>	Wrought iron or metal railings, gates, grilles, fences, etc. Sculpted walls and chimneys Limited use of canvas awnings Gable end roof vents

*Exhibit 3a*  
**Attached Single Family  
 Architectural Concept  
 Spanish**



<b>Roof</b>	Main Roof – 5:12 to 6:12 Accent gables – 6:12 to 9:12 The lines of the roof will be simple Slate look, flat concrete tile
<b>Overhangs</b>	6" to 18" eave standard and tight rake
<b>Exterior Materials</b>	The stucco will be a sand or light sand finish
<b>Accent Materials</b>	Used brick appearance or field stone
<b>Chimneys</b>	Chimneys can be detailed with stucco, stone or brick veneer below, with decorative chimney caps
<b>Windows</b>	Wood/ stucco trim surrounds on all windows Shutters are occasionally used Full grid should be on most windows
<b>Balconies</b>	Small cantilevered metal or wood balconies are acceptable
<b>Details</b>	Bay window elements and half-timbering on gable ends Accent shutters Rectangular gable end vents Dormer windows

*Exhibit 3b*  
**Attached Single Family**  
**Architectural Concept**  
**French**

### **4.3 LANDSCAPE CONCEPT**

The Landscape Concept Plan is intended to create a sense of place for the project. In order to accomplish this goal, a unifying landscape concept will be created through a plant /tree palette, streetscape, and major entry treatments for the major entry off Foothill Boulevard as well as minor entry treatments to the secondary access point. Exhibit 4 and 10 provide overall concept and details of the landscape concept.

### **4.4 RECREATIONAL AREA CONCEPT**

One recreational area is centrally located within the project. The recreational area is intended to provide active and passive recreational opportunities for residents. Exhibit 11 shows a concept for the use of recreational area.

### **4.5 WALLS AND FENCES**

In order to provide appropriate separation and buffering between the various land uses within and adjacent to the project, a wall and fence concept plan is proposed. Exhibit 12 provides details for walls and fences. The height of walls and fences shall not exceed six (6) feet as measured from the highest adjacent grade, except that eight (8) foot high walls are allowed in certain circumstances as stipulated elsewhere in the specific plan. (see Table 2).

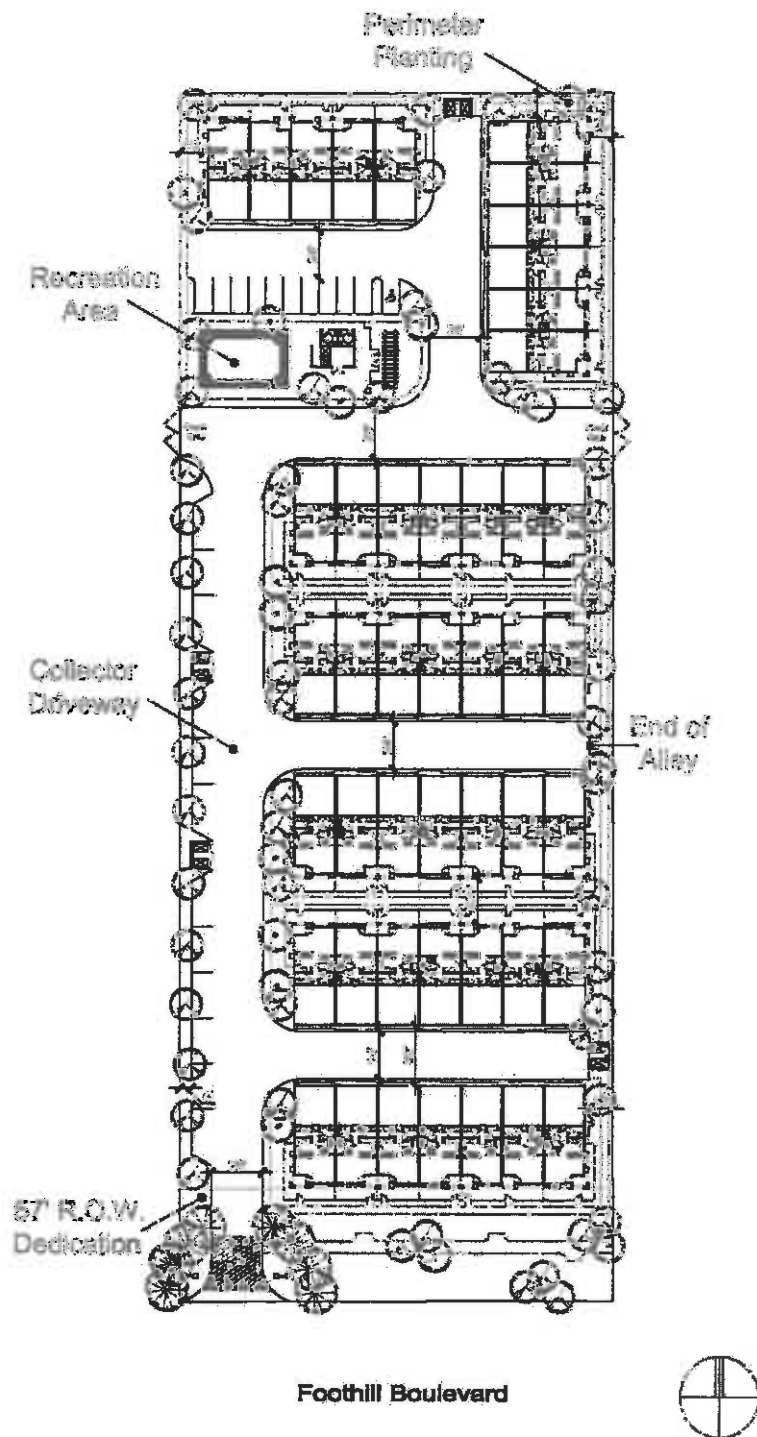
### **4.6 SIGNS**

The sign program for the project is intended to provide tasteful, consistent signage. Exhibit 13 identifies the location and type of the project identification signs. Exhibit 13 supersedes the requirements set forth in Article IX, Chapter 9405 of the Upland Municipal Code as it pertains to the number and type of signs allowed.

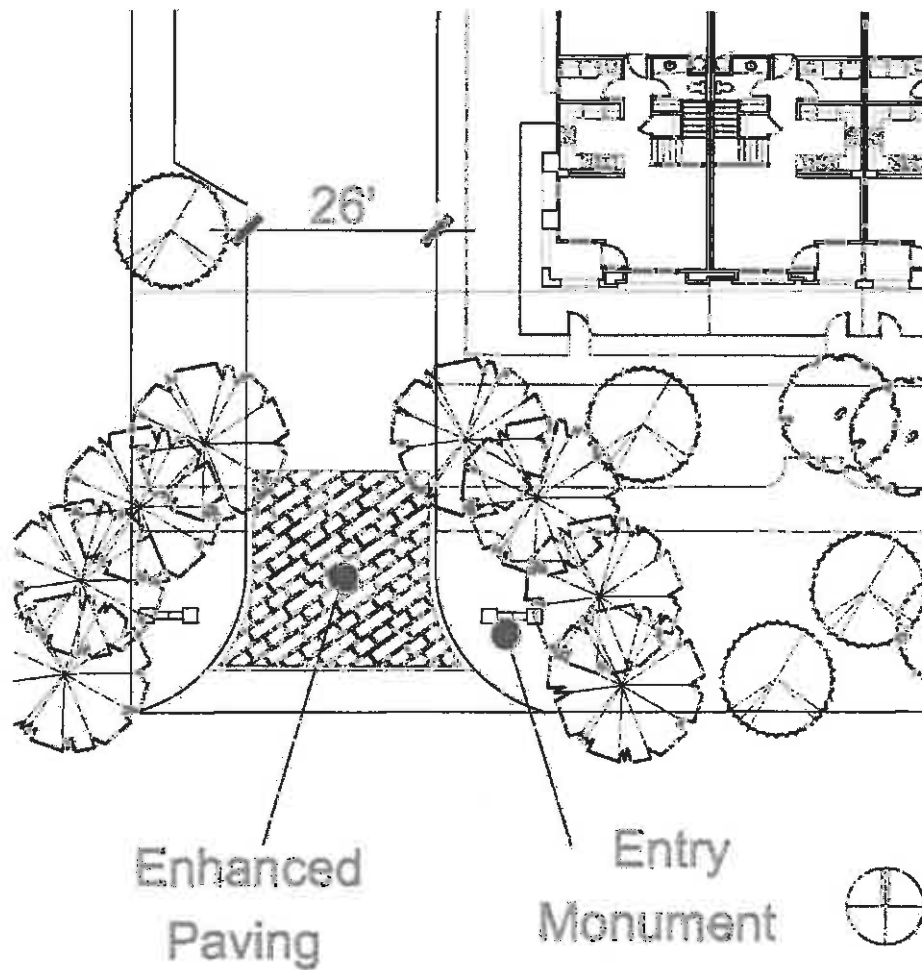
Prior to the issuance of building permits, a comprehensive sign program will be submitted for approval by the Administrative Review Committee for the overall master development and the individual building identification signs.

### **4.7 LIGHTING CONCEPT**

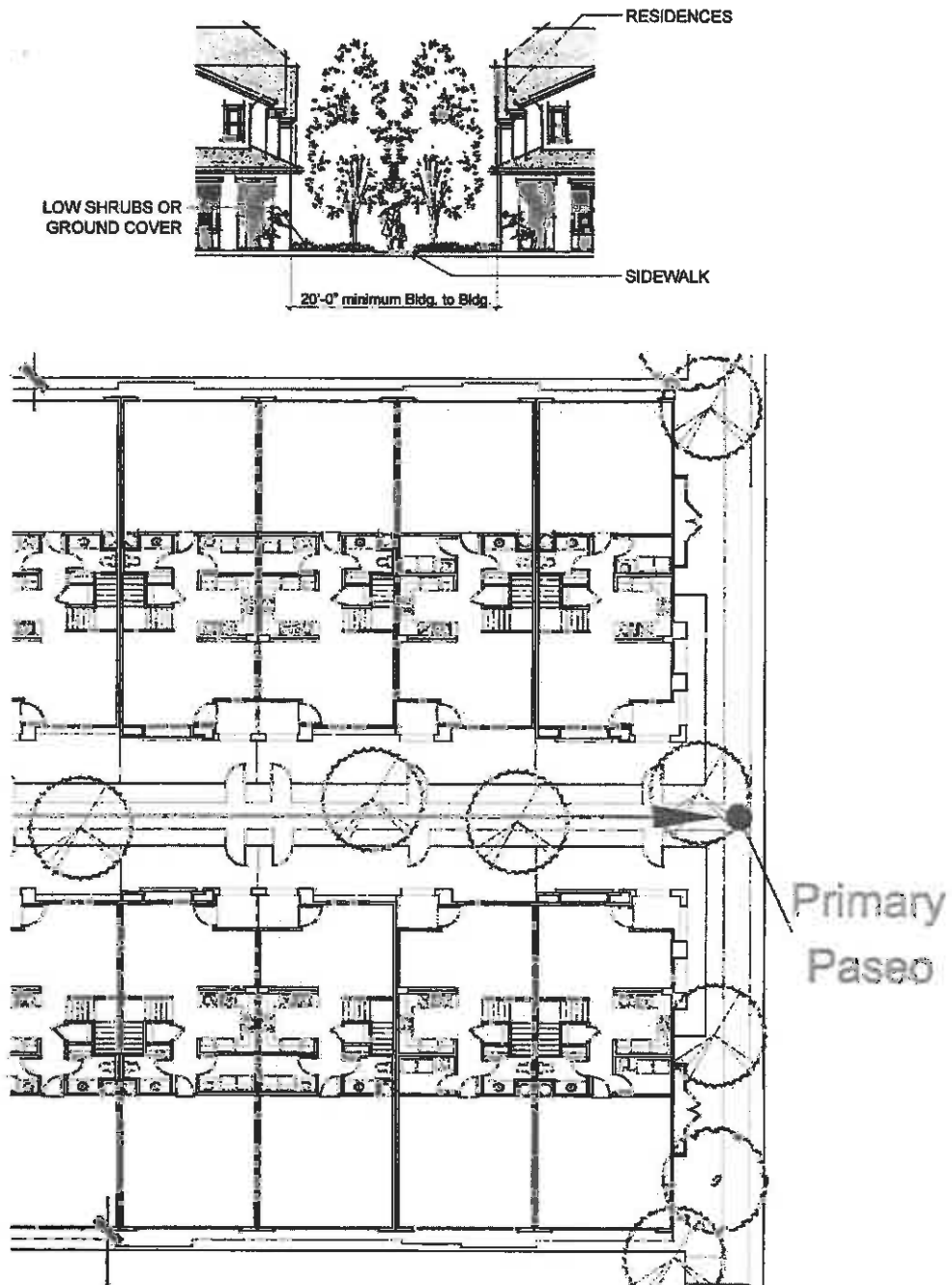
The Lighting Concept for the project provides lighting for both security and aesthetic purposes in a tasteful manner. (see Exhibit 14)

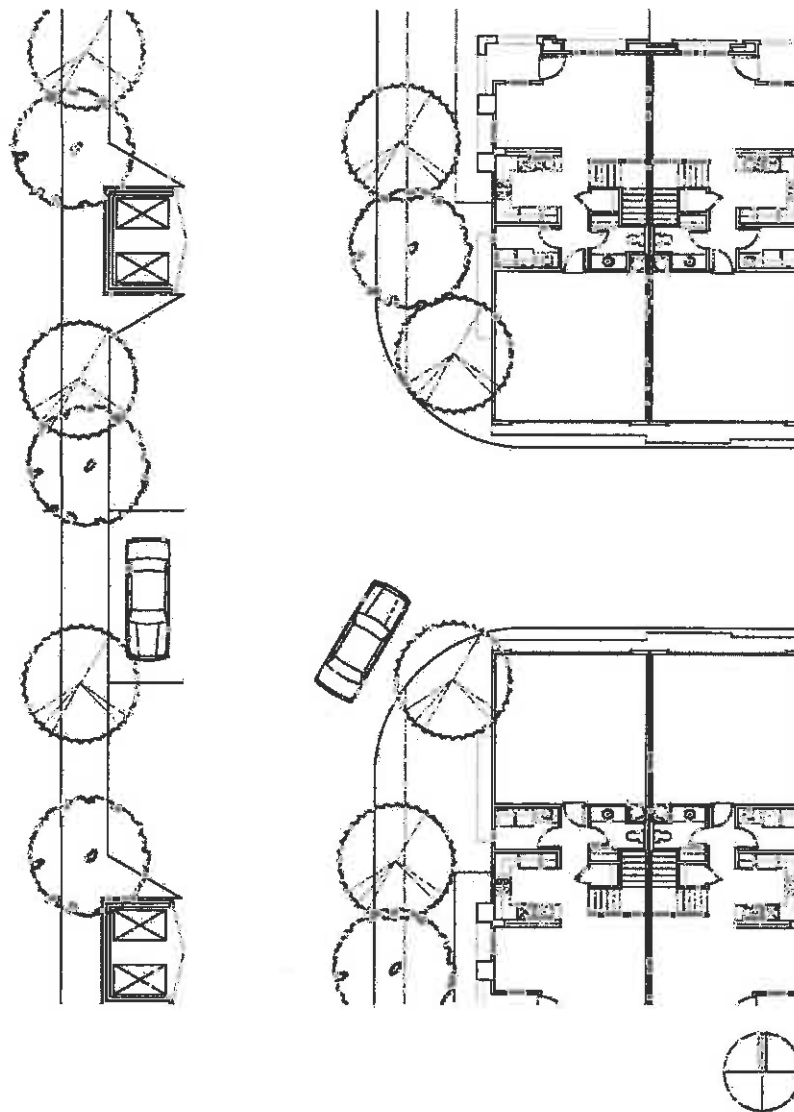


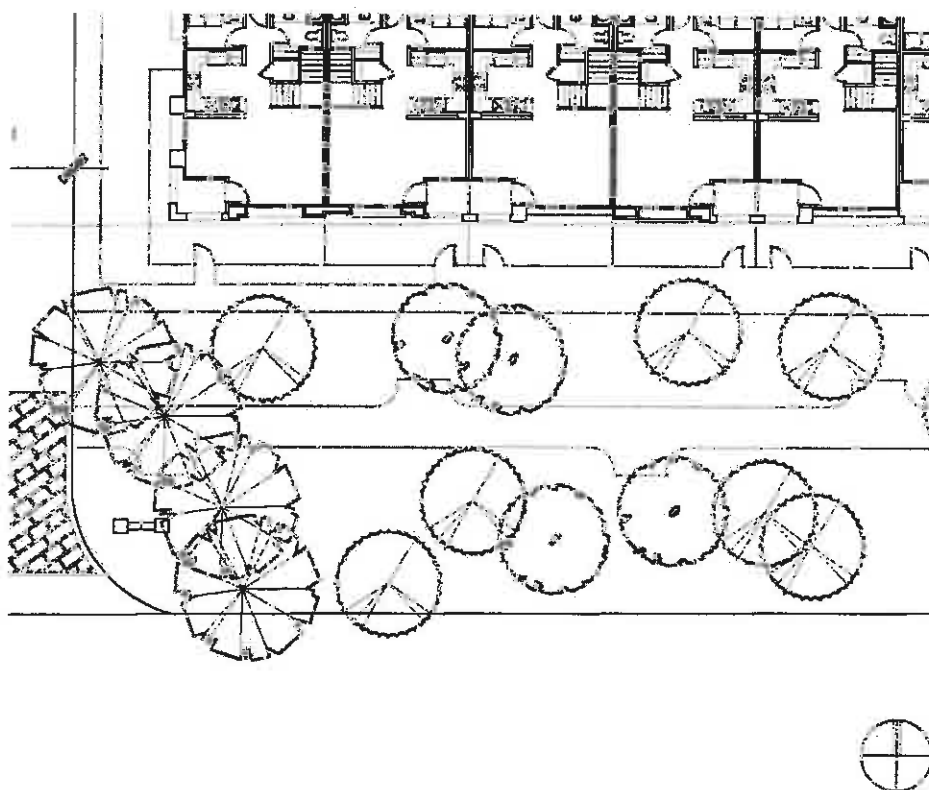
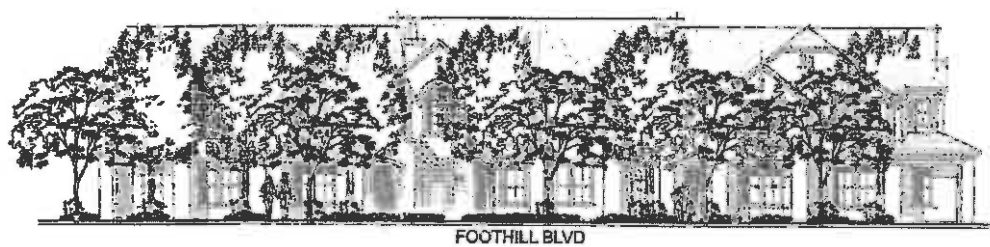
*Exhibit 4*  
**Landscape Concept Plan**











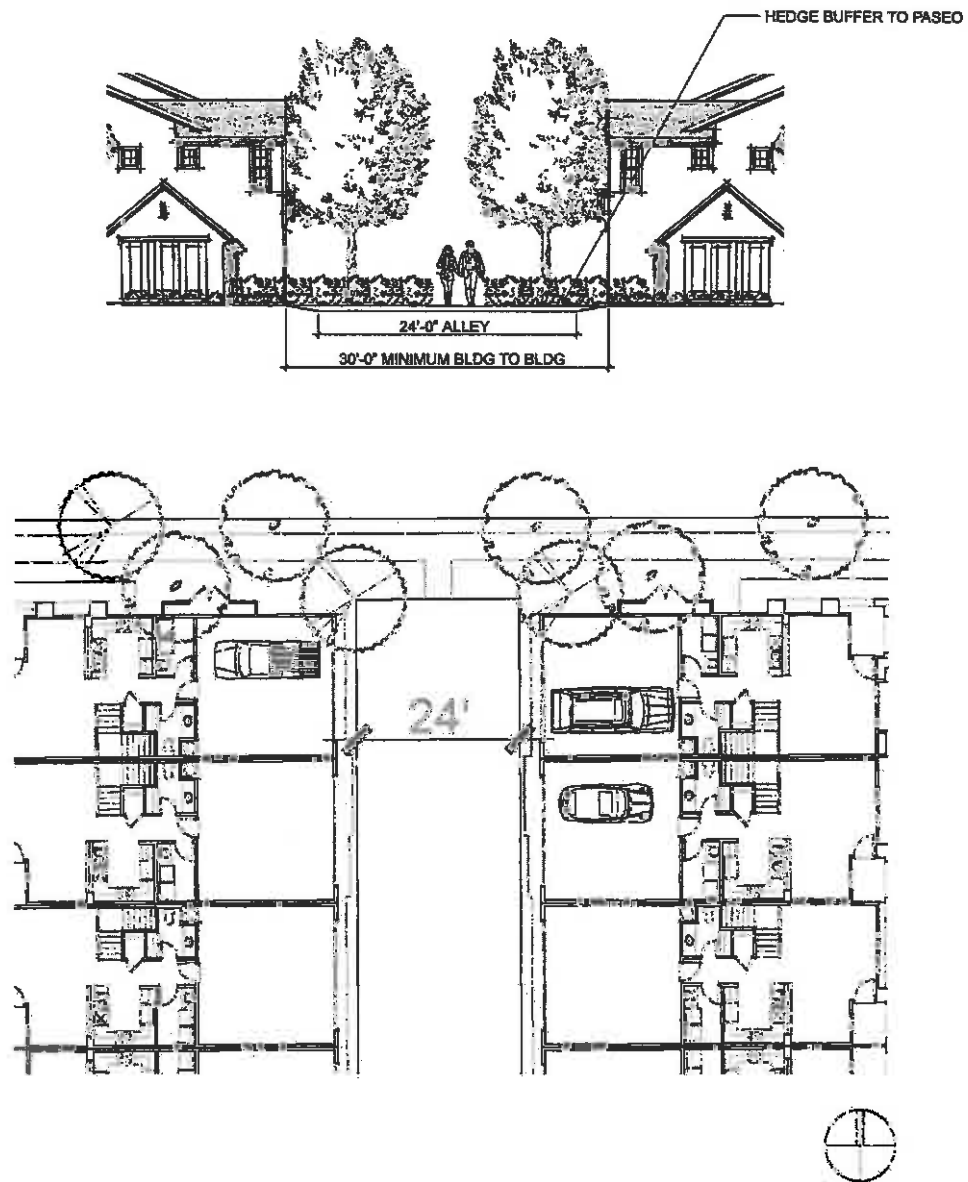


Exhibit 9

Typical End of Alley Treatment

## PLANTING CONCEPT

*The planting concept for Foothill Benson Terrace is to reinforce traditional architecture through the use of historically California sub tropical plant materials. The landscape appearance is to be lush yet integrate drought resistant plants and water conservation principals.*

### **TREES**

Albizia julibrissin	Silk tree
Araucaria heterophylla	Norfolk Island pine
Arbutus unedo	Strawberry tree
Bauhinia blakeana	Hong Kong orchid tree
Beaucarnea recurvata	Ponytail palm
Brachychiton acerifolius	Flame tree
Brachychiton populneus	Bottle tree
Brahea armata	Mexican blue palm
Brahea edulis	Guadalupe palm
Calodendrum capense	Cape chestnut
Cassia leptophylla	Gold medallion tree
Cedrus atlantica	Atlas cedar
Cercis occidentalis	Western redbud
Chamaerops humilis	Mediterranean fan palm
Chionanthus retusus	Chinese fringe tree
Chitalpa tashkentensis	NCN
Chorisia speciosa	Floss silk tree
Cinnamomum camphora	Camphor tree
Citrus spp.	Citrus
Erythrina spp.	Coral tree
Eucalyptus spp.	Eucalyptus
Feijoa sellowiana	Pineapple guava
Geijera parviflora	Australian willow
Ginkgo biloba	Maidenhair tree
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crape myrtle

*Exhibit 10*

### **Planting Concept and List**

**TREES**

Liriodendron tulipifera	Tulip tree
Magnolia grandiflora	Southern magnolia
Magnolia soulangiana	Saucer magnolia
Melaleuca quinquenervia	Cajeput tree
Olea europaea 'swan hill'	Fruitless olive
Phoenix canariensis	Canary island date palm
Phoenix roebelenii	Pygmy date palm
Platanus racemosa	California sycamore
Podocarpus spp	Paperbark tree
Prunus caroliniana	Carolina laurel cherry
Punica granatum	Pomegranate
Pyrus spp.	Ornamental pear
Quercus spp.	Oak
Rhapis excelsa	Lady palm
Schinus molle	California pepper
Syagrus romanzoffianum	Queen palm
Tabebuia impetiginosa	Pink trumpet tree
Washingtonia filifera	California fan palm
Washingtonia robusta	Mexican fan palm

**SHRUBS, VINES AND GROUND COVER**

Abelia grandiflora 'Edward Goucher'	Glossy abelia
Agapanthus orientalis	Lily of the Nile
Agave spp.	Agave
Ajuga reptans	Carpet bugle
Anigozanthos flavidus	Kangaroo paw
Bougainvillea spp.	Bougainvillea
Brugmansia versicolor	Angels trumpet
Brungelsia pauciflora 'floribunda'	Yesterday-Today-and-Tomorrow
Buddleia davidii	Butterfly bush
Calliandra spp	Powder puff bush
Camellia spp	Camellia

Exhibit 10

**Planting Concept and List**

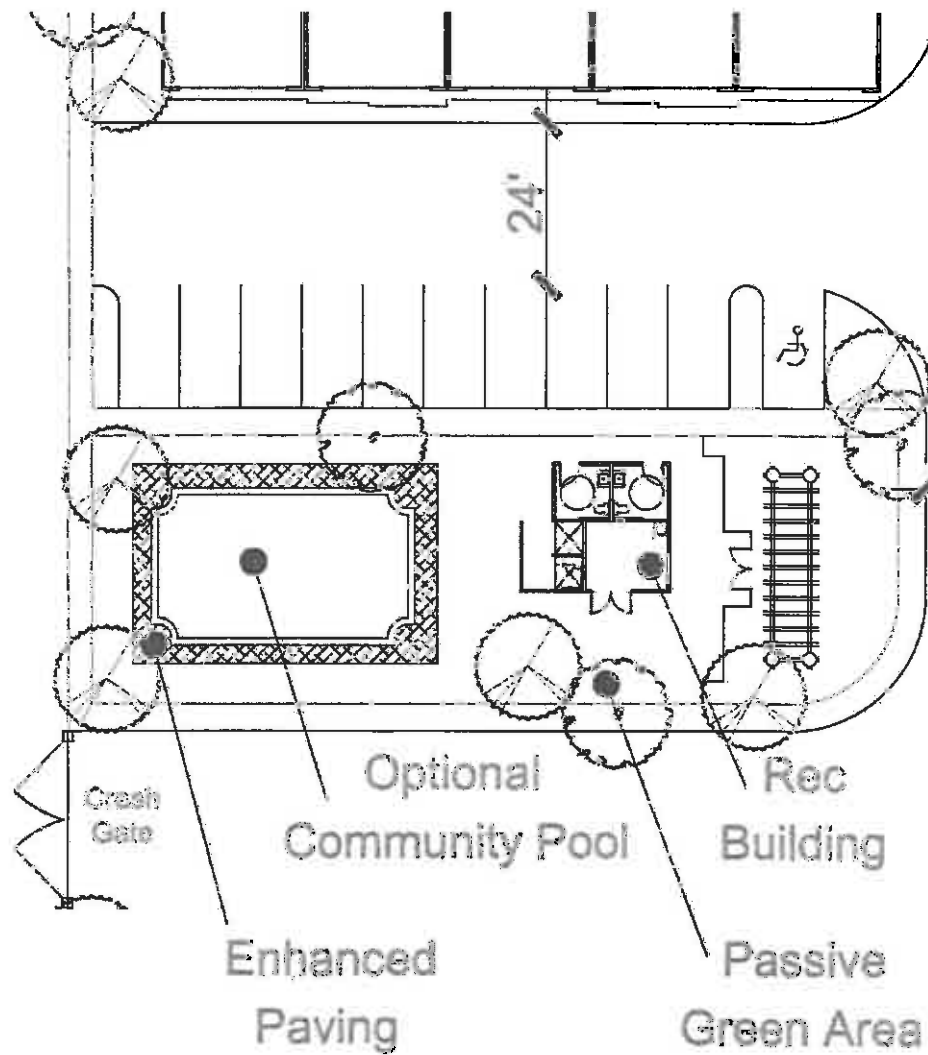
**SHRUBS, VINES AND GROUND COVER**

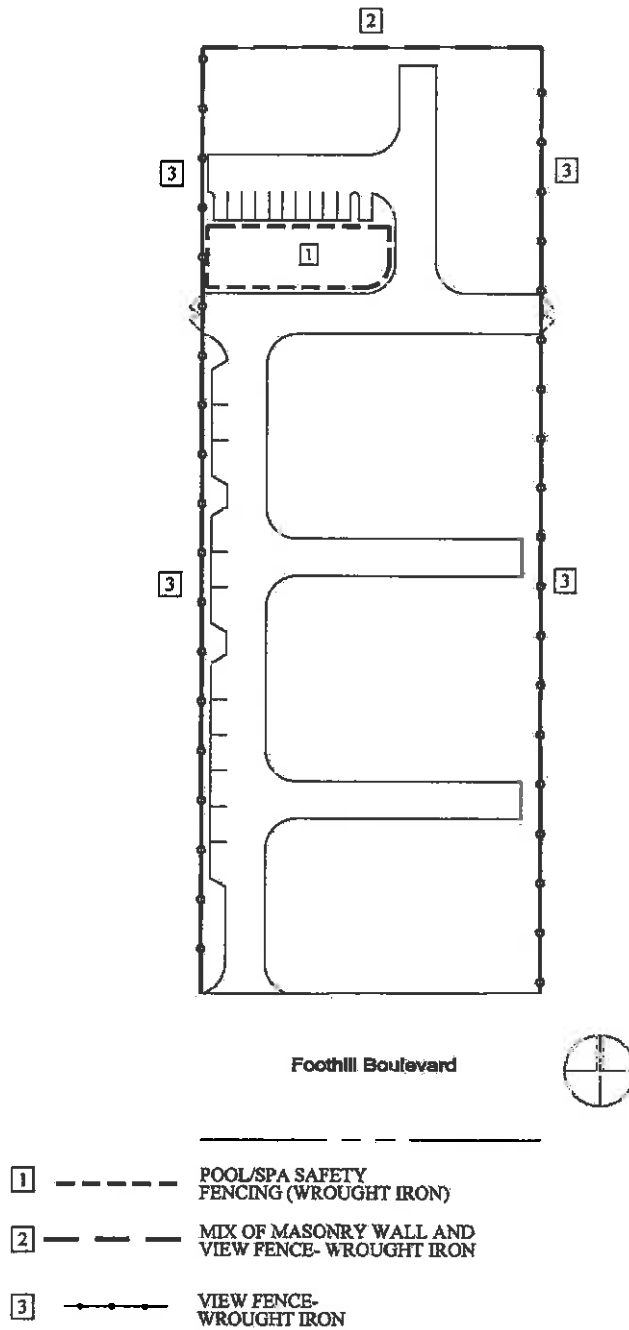
Carissa macrocarpa	Natal plum
Cistus spp.	Rockrose
Clivia miniata	Kaffir lily
Clytostoma callestegioides	Lavender trumpet vine
Coprosma repens 'marble queen'	Mirror plant
Cordyline australis	NCN
Cordyline stricta	NCN
Cyathea cooperi	Australian tree fern
Delphinium elatum	Candle delphinium
Dietes spp.	African iris
Distictis buccinatoria	Blood red trumpet vine
Dodonaea viscosa 'purpurea'	Hopseed bush
Escallonia laevis	Pink escalonia
Ficus repens	Creeping fig
Fragaria chiloensis	Ornamental strawberry
Gazania 'mitsua yellow'	Trailing gazania
Gelsemium sempervirens	Carolina jessamine
Grewia occidentalis	Lavender star flower
Hemerocallis spp.	Daylily
Impatiens	Touch me not
Kniphofia uvaria	Red hot poker
Lavandula spp.	Lavender
Lavatera thuringiaca	Tree mallow
Ligustrum japonicum 'texanum'	Texas privet
Liriope muscari	Big blue lily turf
Lonicera japonica 'halliana'	Halls honeysuckle
Myrtus communis	Myrtle
Nandina domestica	Heavenly bamboo

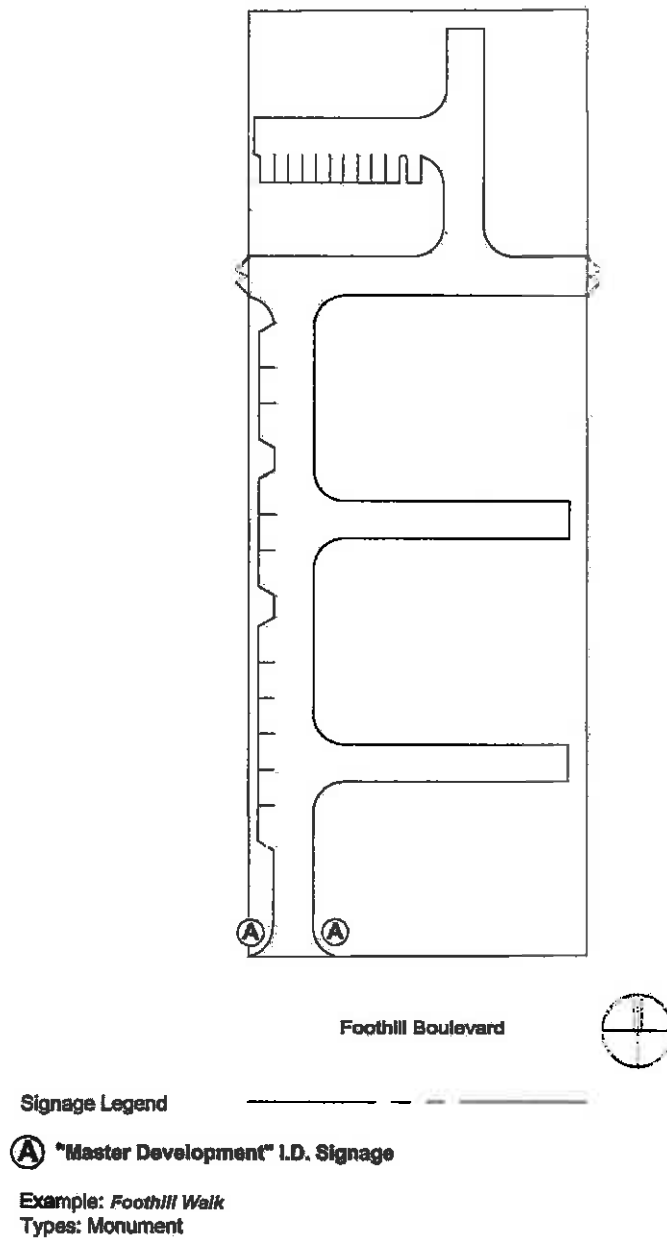
**SHRUBS, VINES AND GROUND COVER**

Ophiopogon japonicus	Mondo grass
Pandorea jasminoides	Bowers vine
Pelargonium spp.	Geranium
Phormium tenax	Flax
Photinia fraseri	Red tipped photinia
Pittosporum tobira	Mock orange
Rhaphiolepis indica	India hawthorn
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Strelitzia nicolai	Giant bird of paradise
Strelitzia reginae	Bird of paradise
Tecomaria capensis	Cape honeysuckle
Trachelospermum jasminoides	Star jasmine
Verbena spp.	NCN
Vigna caracalla	Snail vine
Vinca spp.	NCN
Wisteria chinensis	Chinese wisteria
Xylosma congestum	NCN
Yucca spp	Yucca











*Exhibit 14*  
**Lighting Concept**

## **5.1 PURPOSE AND INTENT**

The purpose of this chapter is to identify the infrastructure, utilities and public services required to serve the Foothill Benson Terrace Specific Plan. The following exhibits and text discuss infrastructure improvements for vehicle circulation, storm drains, sewer, and water. The provision of adequate utilities and public services is also discussed in the appropriate sections.

## **5.2 VEHICLE CIRCULATION**

Exhibit 15 shows access as well as the on-site private driveways and alleys needed for internal circulation throughout the project area.

## **5.3 STORM DRAIN PLAN**

Storm drainage improvements have been designed to convey storm water runoff from the project site without increasing flood or erosion hazards or exceeding capacity within the site. This is accomplished by constructing a series of storm drains and laterals within the internal street system to receive flows from the developed portions of the site. Streets, curbs and gutters would direct street flows into collection points, where flows would enter the storm drain. The flows would be conveyed to a downstream basin then conveyed into the main storm drain line that connects to retention basin. The storm drain improvements have been designed to be consistent with City requirements. (see Exhibit 16)

## **5.4 SEWER PLAN**

Sewer service for the project will be provided the City of Upland. The project will convey sewage through on-site sewer lines and laterals which will connect to existing City of Upland sewer main adjacent to Foothill Boulevard. (see Exhibit 17)

## **5.5 WATER PLAN**

The City of Upland Water Department will provide water to serve the project. In addition to the City's water supply, supplemental water is provided by Inland Empire Utilities Agency. (see Exhibit 18)

## **5.6 UTILITIES**

- A. Electricity:** Southern California Edison (SCE) provides electric service to the project area and will extend service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.
- B. Natural Gas:** The Southern California Gas Company will provide natural gas service to the project at the time contractual arrangements are made in accordance with Gas Company policies and extension rules and policies for extension of service on file with the California Public Utilities Commission.
- C. Telephone Service:** Verizon provides telephone service to the project area and will extend service to the project in accordance with extension rules and policies for extension of service on file with the California Public Utilities Commission.
- D. Solid Waste:** The City of Upland will provide solid waste collection service for the project through a franchise agreement with Burttec Waste Industries (BWI), a private refuse hauler.

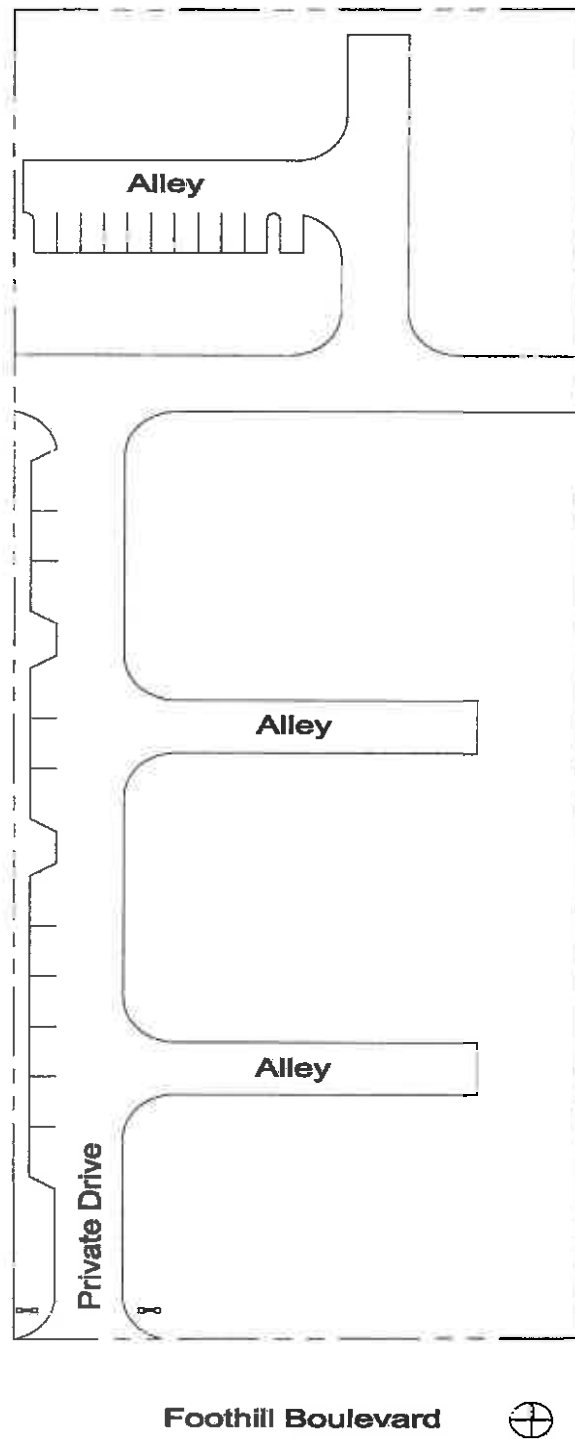
## **5.7 PUBLIC SERVICES**

- A. Fire:** Fire protection services will be provided by the City of Upland Fire Department. Fire Station 163, located at Benson Avenue and 13<sup>th</sup> Street is the primary station serving the area. The environmental documents for the project may require mitigation measures to ensure adequate fire protection service for the project pursuant to Section 1.5 of this document.
- B. Police:** Police services will be provided by the City of Upland Police Department. The environmental documents for the project may require mitigation measures to ensure adequate police service for the project pursuant to Section 1.5 of this document.
- C. Schools:** School services will be provided by the Upland Unified School District. The project will be served by the following schools; Cabrillo Elementary School; Upland Junior High School; and Upland High School. Pursuant to Government Code Section 65995, the project will be required to offset impacts to the school system by paying a mandatory fee per square foot of residential buildings.
- E. Libraries:** Library services will be provided by the Upland Public Library. The environmental documents for the project may require mitigation measures to ensure adequate library service for the project pursuant to Section 1.5 of this document.

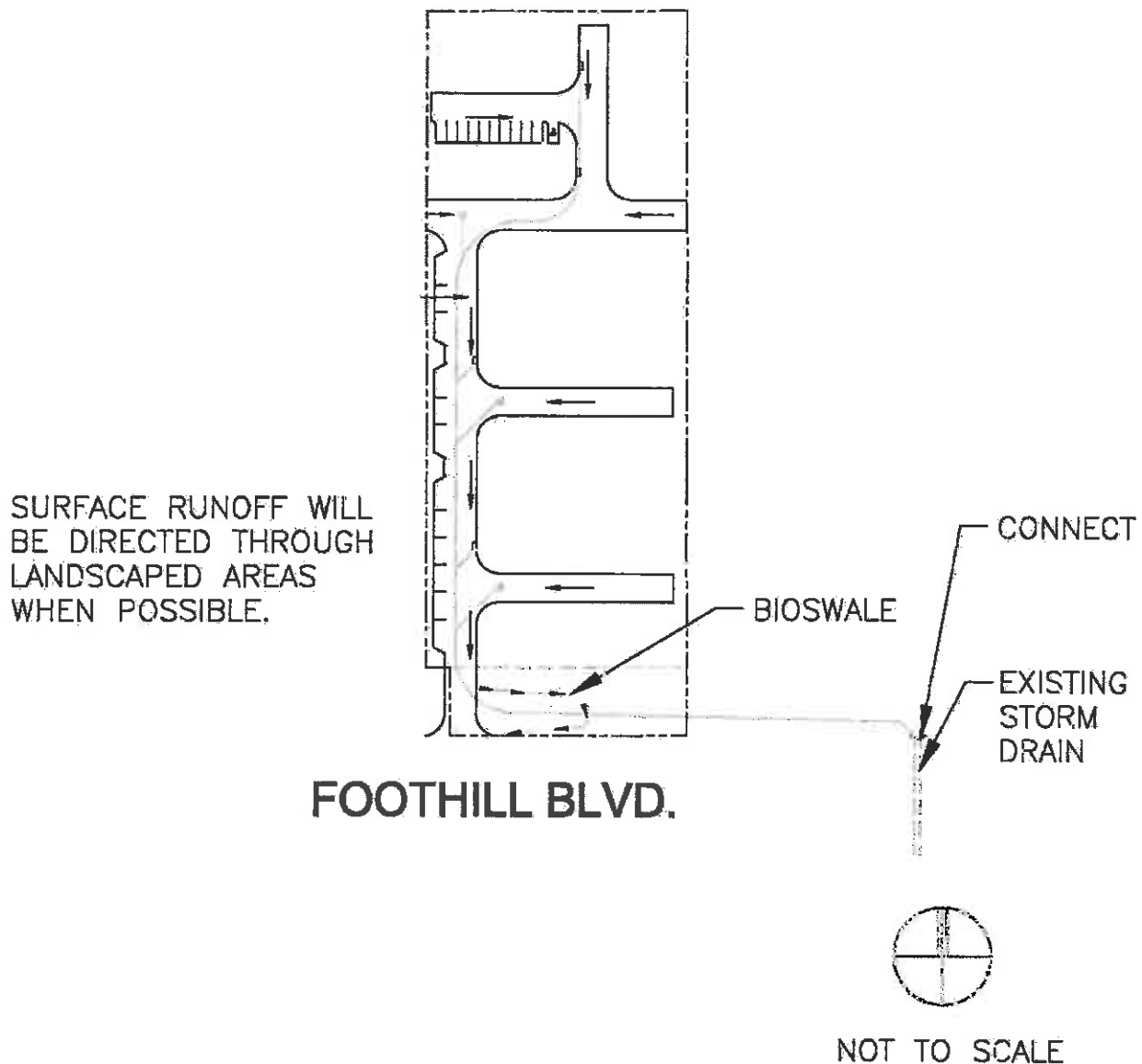
## **6.1 PHASING POLICIES**

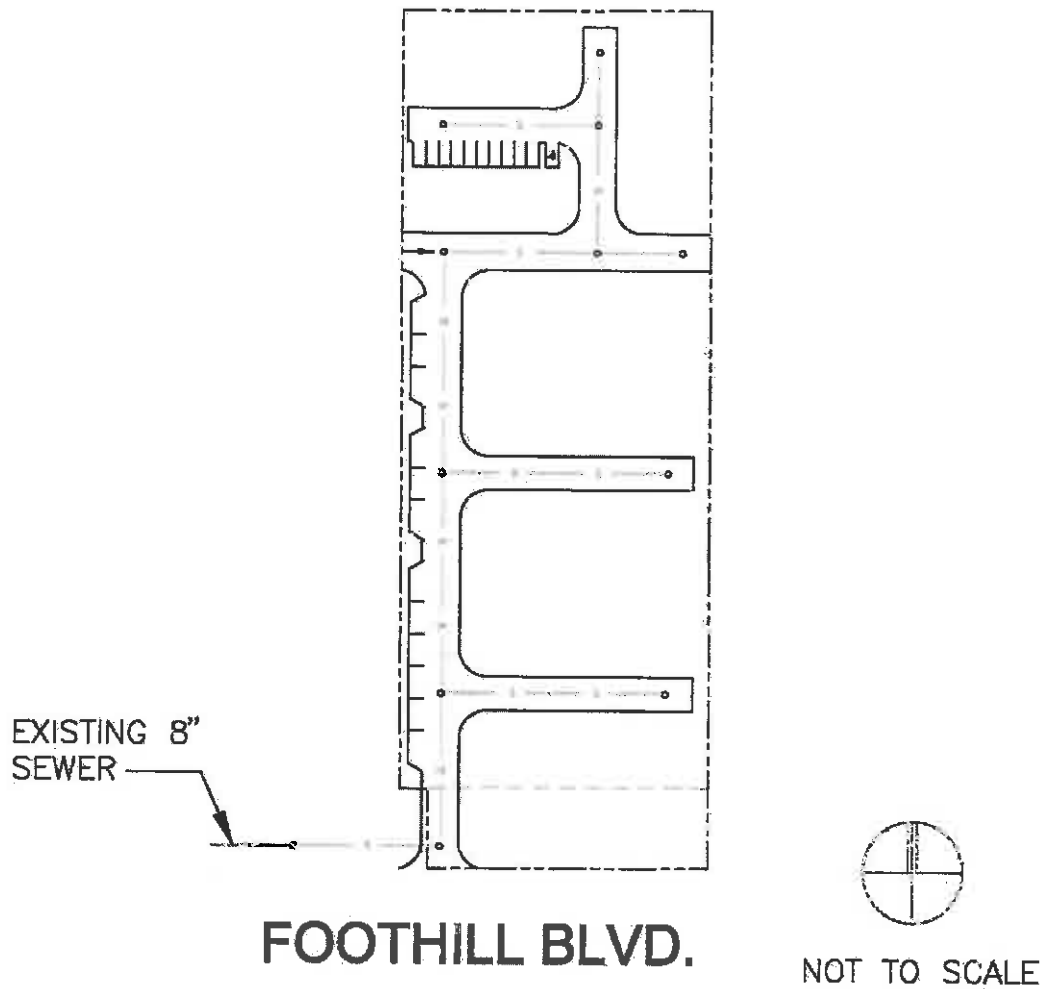
The following policies are intended to ensure that the Foothill Benson Terrace Specific Plan, if developed in phases, provides the essential infrastructure and services to support each phase of development.

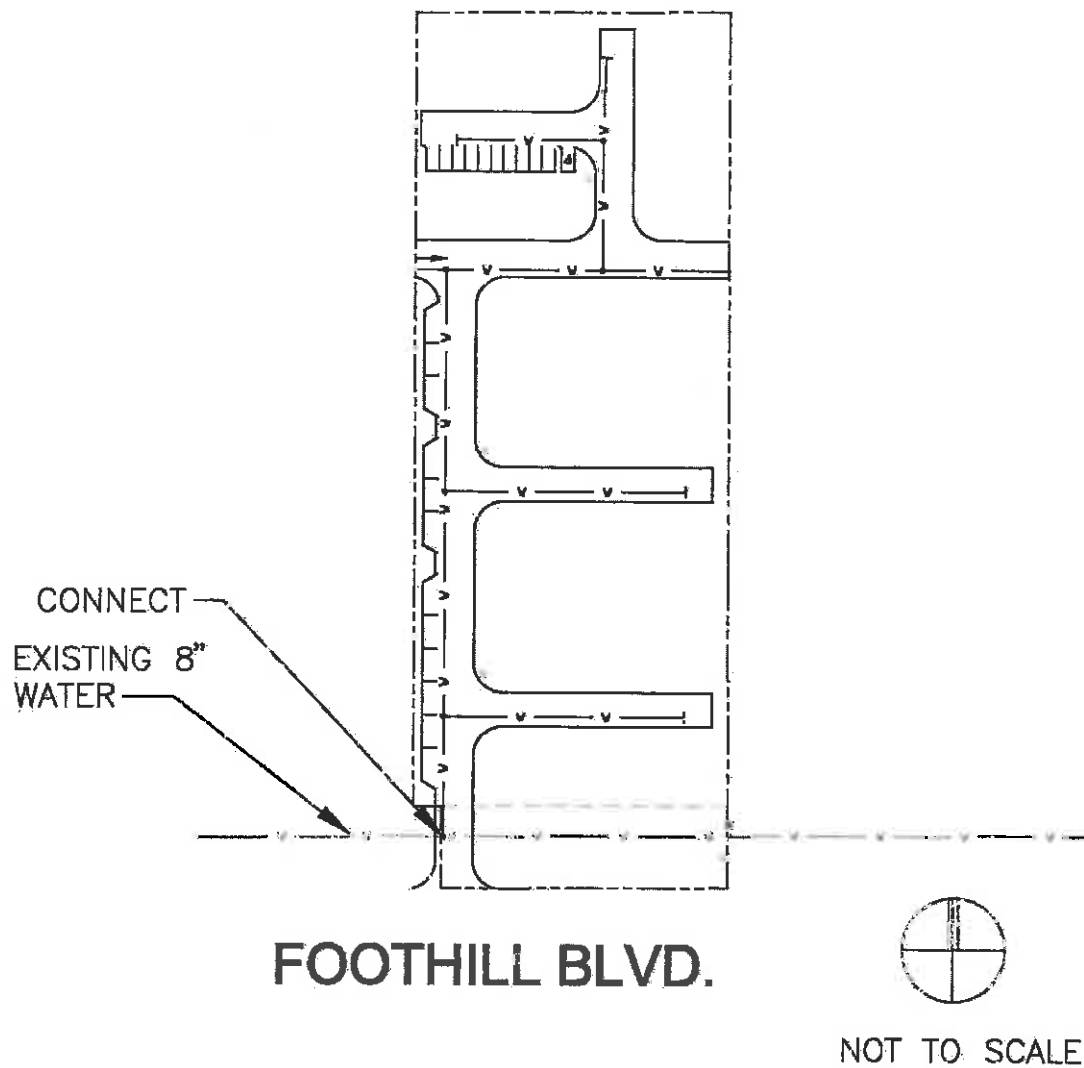
- All new development must provide the appropriate level of services and utilities to adequately serve the proposed uses for each phase of development. Confirmation of adequate facilities shall be provided prior to the issuance of building permits.
- To the maximum extent feasible, all backbone infrastructure for sewer, water, drainage facilities, and street improvements for Foothill Boulevard shall be provided for the entire project in the first phase of development.
- Temporary, on-site private driveways may be allowed subject to the approval of the Engineering Department.
- All undeveloped portions of the site shall be maintained in a weed free condition. Hydroseeding and temporary irrigation systems may be required at the discretion of the Community Development Director.











## **7.1 INFRASTRUCTURE AND PUBLIC SERVICE FINANCING**

Pursuant to Government Code Section 65451 (a)(4), the following describes the financing measures or programs necessary to finance the infrastructure and service requirements to support the Foothill Benson Terrace Specific Plan.

- A. Infrastructure:** The infrastructure improvements, including the backbone systems for vehicle circulation, storm drains, sewer, water and utilities will be funded entirely by the developer of the project, or the City and developer in concert with each other may form a special financing district for the sole purpose of funding the backbone infrastructure. The developer will also be required to pay any applicable fees to the City of Upland Water Department, Inland Empire Utilities Agencies, or other agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of Upland will ensure that adequate facilities are available to serve the project prior to the issuance of an occupancy permit for any portion of the project consistent with the phasing policies described in Chapter 6.0.
- B. Public Services:** Consistent with the City of Upland's requirements or mitigation measures identified in the Environmental Impact Report, the project developer will be required to pay fees or contribute to public service facilities on a pro rata share based on the project impacts to public services. Confirmation that the project has met it's fair share contribution to public services shall be required prior to the issuance of an building permit or occupancy permit, as determined by the Community Development Director. In addition, to any fees that may be required, sales taxes and hotel occupancy taxes generated by the project will augment the City's general fund in order to provide public services.

## **7.2 APPLICATION PROCESSING**

The Application Processing Section is intended to provide the regulatory framework (design standards, allowable uses, etc.) for any subsequent entitlements that may be required as identified in Table 4. This also includes review of requests for future uses that may occupy buildings on the site. All applications shall be processed pursuant to the applicable provisions of Article IX, Planning and Zoning, of the Upland Municipal Code.

**Table 4 Approval Authority Matrix**

TYPE OF ACTION	ADMINISTRATIVE REVIEW COMMITTEE	PLANNING COMMISSION	CITY COUNCIL	Notes
Conditional Use Permits		X		
Environmental Review	X			
Extensions of Time	X			
Lot Line Adjustments	X			
Site Plans	X			
Specific Plan Amendments		ADVISORY	X	See Section 7.3
Specific Plan Minor Adjustments	X			See Section 7.4
Tentative Parcel Maps		X		
Tentative Tract Maps		X		
Variances		X		

### 7.3 SPECIFIC PLAN AMENDMENTS

The following changes require an amendment to the Foothill Benson Terrace Specific Plan.

- A. Increase in the intensity/ density of development as described in Table 1.
- B. Any boundary adjustments to project area or land use categories as shown in Exhibit 2.

### 7.4 MINOR ADJUSTMENTS

In order to provide flexibility to the project review process, the Administrative Review Committee, without a public hearing, may approve the following. The Administrative Review Committee may at its discretion, refer any of these actions to the Planning Commission and/or City Council.

- A. Changes to infrastructure plans identified in Sections 5.1 - 5.5 and Exhibits 15 -18.
- B. Project is within 10% of a development standard for yards and setbacks.
- C. Changes to Section 4.3 to require installation of water-conserving irrigation systems and drought-tolerant plant materials in non-turf areas.